



# Permit Press

March-April  
2001

Customer Newsletter

## OUTREACH

### Seismic upgrades, unreinforced masonry buildings discussed

*Work required by 1992  
City Council action;  
need to brace parapets,  
stabilize hazards*

Owners of buildings with unreinforced masonry bearing walls met with Development Services Department staff on April 20 to discuss upgrades required under a 1992 city ordinance.

Owners of buildings suspected to contain unreinforced masonry bearing walls were notified beginning January 1, 2001, that — at a minimum — they have five years to brace the building's freestanding masonry walls above the roof line (parapets), seismically stabilize external hazards and install roof-to-wall ties. In addition, all essential or hazardous facilities must undergo a full seismic retrofit within five years of notice.

Bearing walls are those that carry some or all of the weight of the structure.

Approved by the City Council in October, 1992, the retrofit rules are designed to help the buildings avoid catastrophic

**MASONRY Continues on Page 3**

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## Reminders

**Appointments  
Save Time! Call  
(619) 446-5300  
to schedule**

.....

**Inspections after  
hours and on  
weekends are  
available at extra  
cost. Call (858)  
492-5070 for  
details.**

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**We're now  
"sandiego.gov"!  
Easier Web  
address, same  
great information  
[http://  
www.sandiego.gov/  
development-  
services/](http://www.sandiego.gov/development-services/)**

## 'Spring Training' is week of seminars on building, development review

*Development Services Department staff  
discusses development codes, procedures*

Development and permit information, the Land Development Code, plan submittal and engineering plan self-certification are topics to be covered during a week of lunchtime seminars scheduled May 14-18.

These "Spring Training" seminars will be taught by Development Services Department staff and will include condensed versions of popular seminars held through the years.

The lunchtime seminars will be held from 11:30 a.m. to 1:30 p.m. at the City of San Diego's Clairemont Community Services Center, 4731 Clairemont Drive. Lunch will be included in the \$5 per person, per seminar price.

Class topics and the date scheduled:

- **Monday, May 14: Can You Do What You Want To Do?:** The investigation phase — Development and Permit Information and Records — before land purchase and the creation of the development's concept. Karen Flaherty, Supervising Plan Review Specialist, will review the types of information available — and how to access it. This seminar will be of particular interest to real estate agents and developers.

**SEMINARS Continues on Page 3**

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Seminars are  
scheduled  
daily from  
May 14-18  
.....

## LAND DEVELOPMENT CODE

### Industrial areas outside coastal zone get revised floor area ratio

The maximum floor area ratio for industrial zones in Table 131-06C of the Land Development Code has increased to 2.0 in areas outside of the coastal zone, effective Feb. 8, 2001.

Floor area ratio determines

the amount of gross floor area allowed on a parcel.

The change to the industrial floor area ratio in the coastal zone, as well as the remaining Land Development Code changes approved by the City

Council on Jan. 9, will not go into effect until final Coastal Commission certification.

A current copy of the code is available on the city's web site.

For more information, contact Beth Murray at 446-5339. ☎

## STATE AGENCY

### Construction site sewer spills can result in fines from Regional Water Quality Control Board

The Regional Water Quality Control Board is getting tough on sewer spills.

Some of the City's most significant sewer spills have been due to construction related activities.

Recently, the City of Laguna Beach was fined \$60,000 when

a sewer lateral connection was overlooked as part of a sewer main rehabilitation project.

This oversight resulted in a sewer spill that closed a local beach.

Contractors working on City facilities are required to pay any fines associated with sewer

spills resulting from their work. This is applicable to both CIP and permit projects.

As fines are generally based on their impact and the volume that is lost, it is recommended that contractors work carefully near or on sewers.

Prior to construction the

contractor should provide, to the project Resident Engineer, a spill prevention plan and a contingency plan which identifies what actions and resources will be provided should a spill occur.

Although there are many

**SPILL Continues on Page 2**

## Masonry

Continued from Page 1.

failure during earthquakes. Similar requirements have been enacted by cities throughout California and other seismically active areas.

The meeting was scheduled to discuss the required upgrades.

Staff conducted a survey of structures throughout the city, finding approximately 800 buildings suspected of having unreinforced masonry bearing walls. These buildings were constructed before 1939, when the city adopted more stringent reinforcing requirements.

As detailed interior inspections of buildings were not performed during the survey, some owners of structures not needing retrofit under this ordinance may have received letters. Those property owners need to show proof of their building's age and/or construction type to request removal from the list if they were incorrectly noticed.

Additional work is required depending on the amount of remodeling or repair work performed during any five-year period. This includes:

- If half of the building's valuation is expended in repair or remodeling, seismic roof-to-wall and floor-to-wall ties must be installed within five years of notice by the City.

- If all of the building's valuation is expended (excluding any spent on seismic upgrading), a complete seismic retrofit is required within ten years of notice by the City.

- Complete retrofit is also required if a third

of the building's floor area has been changed to a higher hazard category (use or occupancy).

Another meeting for building architects and engineers is scheduled for a future date. Contact Ed Spicer at (619) 557-7930 for details.

### SEMINAR REGISTRATION

#### Traffic Control Training Class

Cost: \$42 per person.

For information, call (619) 446-5284

#### Location:

City of San Diego  
Development Services/Environmental Services  
9601 Ridgehaven Ct., Suite 220

#### Please select a seminar

- ☐ June 20  
☐ July 18

#### Please complete the following information

Name

Company

Address

City, State, ZIP Code

Daytime telephone number

Amount enclosed

Please make check payable to:

**City Treasurer**

and mail to:

**Traffic Control Class**  
**City of San Diego Development Services Department**  
**Land Development Review**  
**Traffic Control Section**  
**1222 First Ave., MS-502**  
**San Diego, CA 92101**

### SEMINAR REGISTRATION

#### 'Spring Training' Seminars

Cost: \$5 per person. per seminar.

For information, call (619) 446-5447

#### Location:

City of San Diego  
Clairemont Community Service Center  
4731 Clairemont Drive

#### Please select a date/seminar

- ☐ **Can You Build What You Want To Build?** ..... May 14  
☐ **Land Development Code** ..... May 15  
☐ **Master Plan Program** ..... May 16  
☐ **Plan Submittal** ..... May 17  
☐ **Engineering Self-Certification** ..... May 18

#### Please complete the following information

Name

Company

Address

City, State, ZIP Code

Daytime telephone number

Amount enclosed

Please make check payable to:

**City Treasurer**

and mail to:

**"Spring Training"**  
**City of San Diego Development Services Department**  
**1222 First Ave., MS-501**  
**San Diego, CA 92101**



CITY OF SAN DIEGO

## Permit Press

March-April 2001

Published by the  
City of San Diego  
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## Broughton, Escobar-Eck take over divisions

New deputy directors have been named in the Development Services Department Project Management and Land Development Review divisions.



*Broughton*

Kelly Broughton, ASLA, is the new Deputy Director of the Land Development Review Division. Broughton was previously Deputy Director of the Project Management Division and replaces Gary Halbert, who is now the Chief Deputy Director in the Planning Department.

A licensed landscape architect, Broughton led the effort to develop the City's new Land Development Code, which overhauled the city ordinances covering zoning and other land use. He has 20 years experience in the private and public sectors in planning, land use and site development.



*Escobar-Eck*

Replacing Broughton is Marcela Escobar-Eck as Deputy Director of the Project Management Division. She has been city liaison on the Naval Training Center Reuse Project for the past 18 months.

Escobar-Eck has 14 years of experience in the private and public sectors in planning, development review and project management of high-profile projects.

She will continue her role as lead City negotiator on development agreements and she will complete the planning process for the Naval Training Center Project. This includes overseeing the project through the State Coastal Commission Hearings and completing the conveyance of the final NTC parcels from the Navy to the City. ☞

### TRAINING

## Work Zone Traffic Control class moves to new location

The popular Work Zone Traffic Control class has moved to a new location.

The monthly class, which teaches proper techniques for preparing traffic control plans, is now being held at the Development Services Department Ridgehaven office, 9601 Ridgehaven Court.

Any construction project which blocks or reroutes the normal flow of traffic must have a detailed plan to redirect traffic approved by Development Services.

Using videos, slides and interactive exercises, the day-long seminar studies standards

and accepted techniques in traffic control.

General contractors, consultants, materials suppliers, resident engineers and others involved in work that might block traffic are encouraged to attend.

Classes are held the third Wednesday of the month, except in December. The next classes are June 20 and July 18. To register, complete the form on page 2 of this newsletter.

The class is hosted by the Development Services Department's David Alvarez and Bill Jones.

For more information, call (619) 446-5284. ☞

## Seminars

*Continued from Page 1.*

- **Tuesday, May 15: Inside The Land Development Code:** Overview of the new code, its regulations, how to use it. Linda Johnson, Land Development Code Program Manager, will discuss the code, which went into effect in 2000. It was the first total overhaul of the city's zoning and other land regulations.

- **Wednesday, May 16: Master Plan Program — Save Time and Money.** The Development Services Department's Master Plan program allows builders to save time and money by creating a master construction plan for a product that is constructed several times. Salam Hasenin, Supervising Plan Review Specialist, will discuss this innovative program with applications that include everything from swimming pools to tract homes. A must for construction managers and contractors.

- **Thursday, May 17: Submit Those Plans Right!**

One of the most complicated phases of any project review is the plan submittal. Marcela Escobar-Eck, Deputy Director, Project Management Division, will discuss the city's new project submittal guidelines and provide tips on how to reduce the number of plan corrections. Architects, engineers and anyone else involved in packaging plan sets is invited.

- **Friday, May 18: Engineering Self-Certification.** Find out about how your project's engineers can certify that the plans comply with regulations. Mo Sammak, supervisor of the Development Services Department's subdivisions and public improvements plan review section, will discuss this innovative program that reduces fees and plan review times.

For more details on the seminars, pick up a flyer in our offices, see our web site, or call (619) 446-5447 to request a copy of the flyer.

Cost of each seminar is \$5. To register, complete the form on page 2 of this Permit Press issue. ☞

## Beach area street construction limited

The City's annual moratorium on construction work affecting streets and sidewalks in the beach areas begins in May.

Critical periods are weekends surrounding holidays at Memorial Day (May 28), Independence Day (July 4) and Labor Day (Sept. 3).

Traffic control permits and other work affecting public access to beach areas may be limited during the summer months. For more information, call David Alvarez at (619) 446-5284.

★ ★ ★

**Call at Plan Pickup instead of Will Call:** Plans ready for pickup that were formerly placed in the third floor Development Services Center will-call area are now available from the plan pickup area.

The plans are available during normal business hours, 7 a.m. to 4 p.m., Monday-Friday.

Documents are stored either by plan file number or by customer name.

★ ★ ★

**Draft Submittal Information On-line:** A draft of the submittal requirements is on the city's web site.

The information has yet to be approved by the City Council. Because it is a draft, be sure to see the "Draft Notes" section of the on-line document to get the latest information. ☞

## Spill

*Continued from Page 1.*

measures contractors can take, special emphasis should be placed on backup systems for sewer bypass operations, monitoring procedures, containment measures and 24 hour emergency contact.

The emergency contact phone number should also be given to the project Resident Engineer, and should be painted on the pavement, adjacent to the end of the trench, each time the site is closed. ☞



THE CITY OF SAN DIEGO

## Permit Press

City of San Diego Development Services Department

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San Diego, CA 92101-4154

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# It's Time For Spring Training

Learn at  
lunch on topics such as

"Can You Do What You Want To Do,"

"Land Development Code," "Engineering Self-Certification" and "Getting The Submittal Right." Cost is just \$5. Mark the week of May 14-18 on your calendar.

For more information, call (619) 446-5447.

City of San Diego Development Services Department



THE CITY OF SAN DIEGO

## HOW TO REACH US

### Express, After Hours Services

#### Express Plan Check Limited

Construction Plan Check ..... (619) 446-5300

Engineering Services ..... (619) 446-5460

Fire Plan Check ..... (619) 446-5440

#### After Hours/Weekend Building

Inspections ..... (858) 492-5070

### Services by FAX

For printouts of plan clearances. You will be faxed the printout or mailed a copy.

PlanFinder Touchtone Line ..... (858) 581-7171

PermitFax Line ..... (619) 236-7687

### Appointment Required Services

Community Plans ..... (619) 235-5200

Electrical Plan Check ..... (619) 446-5300

Engineering Project Close-Out, Time Extension, Bond Release ..... (619) 446-5363

Facilities Financing ..... (619) 533-5950

Fire Prevention New Construction Plan Check, Hazardous Materials Plan Check, Subdivision

Review ..... (619) 446-5440

Home Owners Night ..... (619) 446-5300

Master Plans ..... (619) 446-5052

Sign Permits ..... (619) 446-5300

Structural Plan Check ..... (619) 446-5300

Transportation Planning ..... (619) 235-5231

### Appointment Optional Services

Address Coordinator ..... (619) 446-5411

Demolition/Removal/Relocation; Grading; Electrical, Mechanical, Plumbing, Gas Permits;

Public Improvements; Tenant Improvements;

Transportation; Wet Taps; Water & Sewer,

Zoning ..... (619) 446-5000

Development & Permit Information, Submittal

Appointments ..... (619) 446-5300

Engineering Information ..... (619) 446-5460

Hazardous Materials Inspections

(619) 533-4477

Code Enforcement ..... (619) 236-5500

Land Dev. Review Info. .... (619) 446-5460

Over-The-Counter Plan Review

Appointments ..... (619) 446-5300

Plumbing/Mechanical

Plan Check ..... (619) 446-5300

Police Department Crime Prevention Through

Design ..... (619) 531-2837

Publications ..... (619) 446-5100

Records ..... (619) 446-5200

San Diego Regional Permit Assistance Center:

CAL-EPA, Caltrans, Air Resources Control

Board, Regional Water Quality, County Environmental Health Services, Air Pollution Control, (619) 236-5938

Seismic/Geologic Hazards (619) 446-5460

Traffic Control Plan Check ..... (619) 446-5150

### Schedule In Advance Services

New Construction, Relocation, Removal, Demolition Inspections ..... (858) 581-7111

Engineering Field Inspections . (619) 627-3200

### Service Locations

**Development Services Center, 1222 First Ave.**

Development Services (Building Development Review, Information & Application Services, Land Development Review, Support Services).

**Stadium/Kearny Mesa area, 9601 Ridgehaven Ct., Suite 220**

Development Services Inspection Services: Selected permit issuance, reinspection fee payment (checks only), 7 a.m. to 4 p.m., office open to 5. Construction, sign, demolition inspectors.

**City Administration Building, 202 C St.**

Planning Department (Long Range Planning, Multiple Species Conservation Program, Transportation Planning, Facilities Financing)

**Executive Complex, 1010 Second Ave.**

Engineering and Capital Projects Dept., Traffic Engineering.

**Civic Center Plaza, 1200 Third Ave.**

Neighborhood Code Compliance

**Community Service Centers** are located in many neighborhoods, including Clairemont, Market Street, Mid-City, Navajo, Otay Mesa/Nestor, Peninsula, Rancho Bernardo and San Ysidro. Call City Information at (619) 236-5555 for the nearest location and operating hours.